



## 22 Citadel Meadow Gardens Calgary Alberta

\$464,900

Welcome to this beautifully appointed 4 bedroom, 3.5 bathroom Townhome with a single attached garage. Conveniently located with easy access to Stoney Trail, minutes from shops and walking distance to plenty of pathways and parks. This original owner thoughtfully designed this home from top to bottom and is perfectly situated with south facing exposure. There have been many upgrades over the years that make this home the perfect fit (newer paint, flooring, appliances, hot water tank and furnace) Walk in the front door to an abundance of natural light and an open concept living throughout to give it more of a semi-detached feel. The main floor is perfectly designed for functionality and style. Kitchen features stainless steel appliances, beautiful mosaic tile backsplash, laminate countertops, pantry, and a generous amount of prep space. Full size dining area can easily accommodate a dining table and showcases large windows with views of greenspace. The open concept living room and half bath complete this level. Head on to the upper level where you will find the large primary retreat which boasts a massive window, a walk-in closet, and a 3 piece ensuite. Additional two bedrooms complete with plenty of natural light and large closets. Another 4 piece bath completes the upper level. The finished basement has a large bedroom with a walk-in closet, storage and another 3 piece bath with custom tile shower. The back deck is a great size and is south facing onto a green space. Enjoy a BBQ or just sit out and enjoy! This townhome has 1,820 square feet of finished living space, single attached garage, and private back deck. Book your showing today and come on Buy! (id:6769)

3pc Bathroom 8.17 Ft x 4.92 Ft  
Bedroom 12.25 Ft x 11.75 Ft  
Laundry room 4.17 Ft x 5.33 Ft  
2pc Bathroom 2.83 Ft x 6.58 Ft  
Dining room 10.58 Ft x 5.75 Ft  
Kitchen 8.75 Ft x 11.17 Ft

Living room 10.58 Ft x 11.83 Ft  
3pc Bathroom 4.58 Ft x 9.83 Ft  
4pc Bathroom 5.83 Ft x 9.08 Ft  
Bedroom 9.42 Ft x 11.92 Ft  
Bedroom 9.50 Ft x 11.92 Ft  
Primary Bedroom 12.83 Ft x 14.00 Ft

Listing Presented By:



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